

City of Sunnyvale
Ten Year Project Costs
by Project Category and Type

Project Number	Project Name	Prior Years Actual	Revised Budget 2003-04	Plan 2004-05	Plan 2005-06	Plan 2006-07	Plan 2007-08	Plan 2008-09	Plan 2009-10	Plan 2010-11	Plan 2011-12	Plan 2012-13	Plan 2013-14	Ten Year Plan Total	Project Grand Total
Category: Special Type: Housing															
814700	BMR Acquisition	445,018	972,797	0	0	0	0	0	0	0	0	0	0	0	1,417,815
823560	Housing Assistance for Teachers and City Employees	219,896	1,153,307	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,000,000	3,373,203
823750	BMR Audit	67,420	20,000	40,400	41,208	52,540	53,591	54,663	55,756	56,871	58,009	59,169	60,352	532,559	619,979
823770	HOME Projects	226,710	2,245,100	324,250	0	0	0	0	0	0	0	0	0	324,250	2,796,060
824410	Moulton Plaza - 1601 Tenaka Place	0	992,000	0	0	0	0	0	0	0	0	0	0	0	992,000
824460	Housing Trust Fund of Santa Clara County	0	500,000	0	0	0	0	0	0	0	0	0	0	0	500,000
824470	First-Time Homebuyer Support	0	540,000	0	0	0	0	0	0	0	0	0	0	0	540,000
824471	First-Time Homebuyer Support	0	0	540,000	540,000	540,000	540,000	0	0	0	0	0	0	2,160,000	2,160,000
824890	Community Housing Development Organizations (CHDOs)	0	0	176,573	0	0	0	0	0	0	0	0	0	176,573	176,573
824900	First Community Housing	0	0	328,138	0	0	0	0	0	0	0	0	0	328,138	328,138
Total		959,044	6,423,204	1,609,361	781,208	792,540	793,591	254,663	255,756	256,871	258,009	259,169	260,352	5,521,520	12,903,768

Project Information Sheet

Project: 814700 BMR Acquisition

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	1993-94	Phase:	Ongoing	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Council			Interdependencies:	none
Element:	2 Community Development		Goal:	2.3C.2	
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	70	Housing	Sub-Fund:	100	Housing Mitigation

Statement of Need

The Below Market Rate (BMR) down payment assistance loan serves low to moderate income households to provide education and to help purchase BMR units, acquire units as part of a forced sale, acquire units to be held for resale so that the units are not lost from the BMR inventory.

Service Level

No service level effect.

Issues

None.

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	10 Year Budget	Grand Total
Project Costs	445,018	972,797	0	0	0	0	0	0	0	0	0	0	0	1,417,815
Revenues														
Total	440,939	0											0	440,939
Transfers-In														
Total	0	0											0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 823560 Housing Assistance for Teachers and City Employees

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2001-02	Phase:	Implementation	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development		Goal:	2.3A. 2.3C	
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	70	Housing	Sub-Fund:	100	Housing Mitigation

Statement of Need

This project represents the ongoing expenditures needed to continue the Housing for Teachers and City Employees Program. This program provides educational, rental, and homeownership assistance to Sunnyvale teachers and City employees.

Service Level

The educational component, security deposit and down payment assistance loan programs have been implemented.

Issues

High cost of living in the region has caused concern about employees' ability to live in the area. Failure to be able to live near work affects morale and productivity and contributes to traffic and air pollution.

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	10 Year Budget	Grand Total
Project Costs	219,896	1,153,307	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,000,000	3,373,203
Revenues														
Total	20,411	479,771											0	500,182
Transfers-In														
Housing Fund - Mitigation			200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000		
Total	0	0											2,000,000	2,000,000
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 823750 BMR Audit

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2001-02	Phase:	Implementation	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Council			Interdependencies:	none
Element:	2 Community Development		Goal:	2.3A. 2.3C	
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	70	Housing	Sub-Fund:	200	Other Housing Related

Statement of Need

This project represents the expenditures needed for ongoing audit and staff costs of the BMR Purchase Program.

Service Level

To ensure that the primary program requirement of the BMR program is met: continued occupancy of a BMR unit as the principal residence by the owner.

Issues

Continued occupancy of a BMR unit as the principal residence is the primary program requirement of each owner. A recent audit of the BMR Purchase Program revealed breaches in occupancy restrictions. This project funds the expenses associated with monitoring BMR program compliance.

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	10 Year Budget	Grand Total
Project Costs	67,420	20,000	40,400	41,208	52,540	53,591	54,663	55,756	56,871	58,009	59,169	60,352	532,559	619,979
Revenues														
BMR Code Violation Revenues			70,000	41,208	52,540	53,591	54,663	55,756	56,871	58,009	59,169	60,352		
Total	122,848	20,000											562,159	705,007
Transfers-In														
Total	0	0											0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 823770 HOME Projects

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	1991-92	Phase:	Ongoing	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development		Goal:	2.3C	
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	70	Housing	Sub-Fund:	300	Home Grant

Statement of Need

The Federal HOME Program provides grant money to the City for the construction, acquisition and rehabilitation of low-to moderate-income housing. This program provides funds for acquisition and new construction by non-profit housing development organizations. This program will also provide down payment assistance to low-income households.

Service Level

HOME funds are projects that provide decent affordable housing to lower-income households, expand the capacity of nonprofit housing providers, and strengthen the ability of local governments to provide housing.

Issues

To address the issue of lack of sufficient funding to provide subsidized housing, HOME funds should be used to leverage other resources to provide additional affordable housing in the high priced local market.

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	10 Year Budget	Grand Total
Project Costs	226,710	2,245,100	324,250	0	0	0	0	0	0	0	0	0	324,250	2,796,060
Revenues														
HOME Grant			324,250	0	0	0	0	0	0	0	0	0		
Total	1,347,901	656,227											324,250	2,328,378
Transfers-In														
Total	0	0											0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 824410 Moulton Plaza - 1601 Tenaka Place

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2002-03	Phase:	Planning	Project Manager:	Annabel Yurutucu
Planned Completion Year:	2003-04	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development		Goal:		
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	70	Housing	Sub-Fund:	100	Housing Mitigation

Statement of Need

Mid-Peninsula Housing Coalition (MPHC), a non-profit housing developer, has been approved for \$992,000 of Sunnyvale Housing Funds for construction of an additional 66 units of new affordable rental housing at 1601 Tenaka Place, Sunnyvale, which currently has 222 rental units. The project will provide permanent affordable rental housing for the next fifty-five years. The apartments will be affordable to very low-income families whose annual gross incomes range from 30% to 60% of median income for Santa Clara County.

The \$992,000 Housing Mitigation loan will be used to support the new construction. Loan repayment is deferred for the first 10 years, and then will be fully amortized and repaid during the next 25 years at 3% simple interest. The loan terms meet all of the underwriting guidelines; however, the loan term has been extended to 35 years at CalHFA's (the primary lender) request.

Service Level

Moulton Plaza will help reduce the critical shortfall of housing affordable to very-low income households in Sunnyvale. All apartments at Moulton Plaza will be affordable to low- and very low-income families earning less than 60 percent of the Area Median Income (AMI); and the lowest rents will be affordable to households at 30% AMI. Affordable rents are calculated based on a maximum of 30% of the household gross income allocated for housing expense.

Priority has been assigned to this project because it meets the criteria described in the Community Development Strategy, is consistent with Consolidated Plan and General Plan goals of serving a high-need group, provides affordability restrictions over a long term, leverages City funds with funding commitments from many other sources, meets the readiness criteria and has a strong development/management team to assure timely performance.

Issues

For details, refer to RTC # 03-150 dated April 29, 2003.

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	10 Year Budget	Grand Total
Project Costs	0	992,000	0	0	0	0	0	0	0	0	0	0	0	992,000
Revenues														
Total	0	0											0	0
Transfers-In														
Total	0	0											0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 824460 Housing Trust Fund of Santa Clara County

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2003-04	Phase:	Planning	Project Manager:	Annabel Yurutucu
Planned Completion Year:	2004-05	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development		Goal:		
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	70	Housing	Sub-Fund:	100	Housing Mitigation

Statement of Need

A request was made by the Housing Trust of Santa Clara County (HTSCC) that Sunnyvale provide a second contribution to the Trust. The City's contribution will assist the HTSCC in continuing with its efforts as an investment pool for the purpose of providing a revolving loan fund and grant-making program to address the issue of affordable housing in Santa Clara County. A contribution is needed so that the HTSCC will be able to obtain eligible matching funds from the State of California Housing and Emergency Shelter Trust Fund Act of 2002 (Proposition 46). The bond provides millions of dollars to help fund the construction, rehabilitation and preservation of affordable rental housing, emergency shelters and homeless facilities, as well as funds that can be used to provide downpayment assistance to low and moderate income first-time homebuyers.

Service Level

Through December 2002, HTSCC has assisted with the purchase of fourteen owner-occupied residences in Sunnyvale by providing a portion of the purchase price as a loan to the homeowners. The HTSCC has committed a \$500,000 loan towards the construction of sixty-six affordable rental units at Moulton Plaza (Homestead Park). It has also provided a letter of interest to fund a \$500,000 loan for the acquisition of Plaza De Las Flores to prevent the conversion of this 100 unit affordable senior housing project to market rate rentals. The HTSCC is expected to make final commitment for the Plaza De Las Flores acquisition upon completion of the application process. These loans will insure that 166 affordable rental units in Sunnyvale remain affordable for the next forty years.

Issues

Address the need to assist low & very low-income households by creating housing opportunities for homeless individuals/families and provide affordable rental housing and/or first-time homebuyers assistance programs.

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	10 Year Budget	Grand Total
Project Costs	0	500,000	0	0	0	0	0	0	0	0	0	0	0	500,000
Revenues														
Total	0	0											0	0
Transfers-In														
Total	0	0											0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 824470 First-Time Homebuyer Support

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2003-04	Phase:	Planning	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development		Goal:		
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	70	Housing	Sub-Fund:	100	Housing Mitigation

Statement of Need

The First-Time Homebuyer Support Program described in the Community Development Strategy (CD Strategy) addresses the special needs of low and moderate-income renters. Implementation of the program includes the addition of a permanent full-time position of Housing Program Analyst and contract services to provide homebuyer educational programs to assist qualified renters (generally at or below 80 percent of median income), and target those renters in existing below market rate (BMR) apartments with expiring restrictions. The primary goal of the program is to move BMR renters into first-time homeownership. Detailed program descriptions including eligibility and loan terms for implementation of Independent Development Accounts (IDA) and Down Payment Assistance Loans will be developed and brought for Council consideration on or about January 2004.

Service Level

The primary goal of the program is to move BMR renters into first-time homeownership. The City will also promote opportunities for homeownership to low and moderate-income families.

Issues

High cost housing in the region has caused concern about low and moderate -income households' ability to attain homeownership in Sunnyvale.

Effective FY 2004/05, this project has been moved to the Housing - Other Housing Related Sub-Fund (824471).

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	10 Year Budget	Grand Total
Project Costs	0	540,000	0	0	0	0	0	0	0	0	0	0	0	540,000
Revenues														
Total	0	0											0	0
Transfers-In														
Total	0	0											0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 824471 First-Time Homebuyer Support

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2003-04	Phase:	Planning	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Ongoing	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development		Goal:		
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	70	Housing	Sub-Fund:	200	Other Housing Related

Statement of Need

The First-Time Homebuyer Support Program described in the Community Development Strategy (CD Strategy) addresses the special needs of low and moderate-income renters. Implementation of the program includes the addition of a permanent full-time position of Housing Program Analyst and contract services to provide homebuyer educational programs to assist qualified renters (generally at or below 80 percent of median income), and target those renters in existing below market rate (BMR) apartments with expiring restrictions. The primary goal of the program is to move BMR renters into first-time homeownership.

Service Level

The primary goal of the program is to move BMR renters into first-time homeownership. The City will also promote opportunities for homeownership to low and moderate-income families.

Issues

High cost housing in the region has caused concern about low and moderate -income households' ability to attain homeownership in Sunnyvale.

See project 824470 for prior year expenditure history.

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	10 Year Budget	Grand Total
Project Costs	0	0	540,000	540,000	540,000	540,000	0	0	0	0	0	0	2,160,000	2,160,000
Revenues														
Total	0	0											0	0
Transfers-In														
Housing Fund - Mitigation			540,000	540,000	540,000	540,000	0	0	0	0	0	0		
Total	0	0											2,160,000	2,160,000
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 824890 Community Housing Development Organizations (CHDOs)

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2004-05	Phase:	Planning	Project Manager:	Annabel Yurutucu
Planned Completion Year:	Grant	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development		Goal:	2.3A	
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	70	Housing	Sub-Fund:	300	Home Grant

Statement of Need

At the May 11, 2004 Council meeting, Council approved the Community Housing Development Organizations (CHDOs) project as part of the FY 2004/05 Action Plan. The FY 2004/2005 project budget of \$176,573 includes the following components:

(1)\$60,000 for CHDO operating costs, of which \$25,000 is funded by the FY 2003/2004 HOME program income and \$35,000 is from the FY 2004/2005 HOME grant allocation.

(2) \$116,573 of CHDO Set-Aside, which is calculated based on 15% of the HOME grant allocation total of \$777,156 for FY 2004/2005. This Set-Aside is required by HUD.

The CHDOS will engage in activities designed to lead to the development of projects that create affordable homeownership opportunities and preserve affordable rental housing opportunities. The CHDO's are directed to focus their activities in three Neighborhood Action Areas identified in the Community Development Strategy, which include Ahwanee, San Juan and the eastern portion of the HOLA area. The City will fund operating costs and pre-development costs for activities expected to lead to the development of projects.

Service Level

Create affordable homeownership opportunities and preserve affordable rental housing opportunities

Issues

none

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	10 Year Budget	Grand Total
Project Costs	0	0	176,573	0	0	0	0	0	0	0	0	0	176,573	176,573
Revenues														
HOME Grant			176,573	0	0	0	0	0	0	0	0	0		
Total	0	0											176,573	176,573
Transfers-In														
Total	0	0											0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Project Information Sheet

Project: 824900 First Community Housing

Category:	Special	Type:	Housing	Department:	Community Development
Origination Year:	2004-05	Phase:	Planning	Project Manager:	Annabel Yurutucu
Planned Completion Year:	2004-05	% Complete:	n/a	Project Coordinator:	Katrina Ardina
Origin:	Staff			Interdependencies:	none
Element:	2 Community Development		Goal:	2.3A	
Sub-Element:	2.3 Housing and Community Revitalization		Neighborhood:	City Wide	
Fund:	70	Housing	Sub-Fund:	300	Home Grant

Statement of Need

At the May 11, 2004 Council meeting, Council approved the First Community Housing project as part of the FY 2004/05 Action Plan. The City will loan \$1 million to First Community Housing for the acquisition of 940 West Weddell. The \$1 million loan consists of \$671,862 of CDBG funds and \$328,138 of HOME funds. The HOME portion is programmed in the First Community Housing project (\$104,449 of the budget is from the FY 2003/2004 HOME program income and \$223,689 is from the FY 2004/2005 HOME grant). The CDBG portion is programmed in project 823762 CDBG Housing Acquisition (\$250K from the FY 2003/2004 allocation and \$200K from the FY 2004/2005 allocation), and project 823761 CDBG Housing Acquisition-RLF (\$221,862 from the FY 2004/2005 allocation).

Any additional funding by the City would be considered after the project has obtained additional funding commitments from regional and state resources.

First Community Housing, a non-profit housing corporation, will use the City loan to acquire an existing site occupied by a 95-room hotel with a restaurant/bar located at 940 West Weddell. The non-profit proposes to convert the property into 42 units of affordable rental housing. The project will provide 22 one-bedroom, 14 two-bedroom and 6 three-bedroom units to households with incomes at or below 40% of area median income and with rents limited to 30% of the household income over the next forty years.

Service Level

This project would provide affordable rental housing.

Issues

none

Project Financial Summary

Financial Data	Prior Years Actual	Revised Budget 2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	10 Year Budget	Grand Total
Project Costs	0	0	328,138	0	0	0	0	0	0	0	0	0	328,138	328,138
Revenues														
HOME Grant			328,138	0	0	0	0	0	0	0	0	0		
Total	0	0											328,138	328,138
Transfers-In														
Total	0	0											0	0
Operating Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0